028.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,576,300 / 1,576,300
					USE VALUE:	1,576,300 / 1,576,300
					ASSESSED:	1,576,300 / 1,576,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGLASHING ANGELA
Owner 2:	
Owner 3:	
Street 1:	19 WINTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUGICA ALICE -
Owner 2:	-
Street 1:	17 ORCHARD TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,432 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1850, having primarily Clapboard Exterior and 4030 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 15 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	13432.000	916,800	1,100	658,400	1,576,300
Total Card	0.308	916,800	1,100	658,400	1,576,300
Total Parcel	0.308	916,800	1,100	658,400	1,576,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.14 | /Parcel: 391.1

Legal Description

User Acct 19599

GIS Ref

GIS Ref

Insp Date 09/09/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 028.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	916,800	1100	13,432.	658,400	1,576,300	1,576,300	Year End Roll	12/18/2019
2019	105	FV	671,500	1200	13,432.	699,500	1,372,200	1,372,200	Year End Roll	1/3/2019
2018	105	FV	671,500	1200	13,432.	510,200	1,182,900	1,182,900	Year End Roll	12/20/2017
2017	105	FV	632,200	0	13,432.	444,400	1,076,600	1,076,600	Year End Roll	1/3/2017
2016	105	FV	632,200	0	13,432.	378,600	1,010,800	1,010,800	Year End	1/4/2016
2015	105	FV	567,500	0	13,432.	370,300	937,800	937,800	Year End Roll	12/11/2014
2014	105	FV	567,500	0	13,432.	304,500	872,000	872,000	Year End Roll	12/16/2013
2013	105	FV	588,900	0	13,432.	289,700	878,600	878,600		12/13/2012

!2368!

PRINT

Date	Time
12/10/20	17:47:37

LAST REV

Date	Time
10/19/17	09:16:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUGICA ALICE	33601-406		9/5/2001	Family	1	No	No		
	11225-370		10/3/1966			No	No		N

USER DEFINED

Prior Id # 1:	19599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2012	1003	Re-Roof	4,000					
2/12/2001	68	Addition	100,000	C				ADD 2ND FLOOR/REAR
1/29/2001	34	Demoliti	2,500	O				INTERIOR DEMOLITIO

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
1/20/2009	Meas/Inspect	294	PATRIOT
8/30/2001	Inspected	PM	Peter M
2/17/2000	Mailer Sent		
2/17/2000	Measured	270	PATRIOT
8/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		13432		Sq. Ft.	Site		0	80.	0.61	1									658,372						658,400	

Total AC/HA: 0.30836 | Total SF/SM: 13432 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 658,372 | Spl Credit | Total: 658,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	3 - Aluminum	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92415142
Const Adj.:	0.99989998
Adj $ / SQ:	157.090
Other Features:	209000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1126342
Depreciation:	209500
Depreciated Total:	916842

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 8		Baths: 3					HB 2		

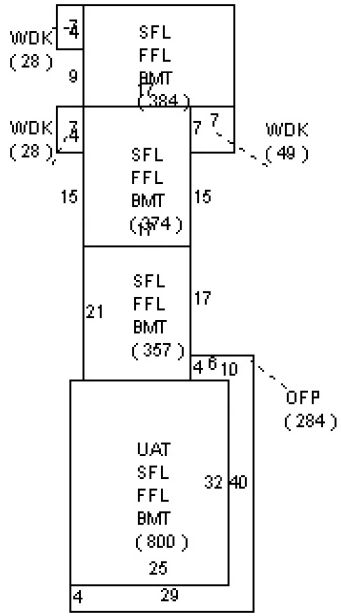
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	5	3	
1	2	1	
Totals			
3	15	8	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	190.08
Special Features:	0	Val/Su Net:	144.74
Final Total:	916800	Val/Su SzAd	239.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,915	47.130	90,248
FFL	First Floor	1,915	157.090	300,827
SFL	Second Floor	1,915	157.090	300,827
OFP	Open Porch	284	22.310	6,335
UAT	Upper Attic	200	109.960	21,993
WDK	Deck	105	15.520	1,630

Net Sketched Area:	6,334			Total:	721,860
Size Ad	3830	Gross Are	6934	FinArea	4030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	105						
19	Patio	D	Y	1	18x24	A	AV	2000	3.12	T	15.2	105			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100